

CITY OF SAN ANTONIO

Board of Adjustment Regular Public Hearing Agenda

Cliff Morton Development and Business Services Center
1901 South Alamo Street
Board Room, First Floor

**Monday, May 19, 2008
1:00 PM**

BOARD OF ADJUSTMENT MEMBERS

Liz Victor – District 1	Paul Klein – District 6
Edward Hardemon – District 2	Mary Rogers – District 7
Helen Dutmer – District 3	Andrew Ozuna – District 8
Vacant– District 4	Michael Gallagher – District 10
George Alejos – District 5	Gene Camargo – District Mayor
Mike Villyard – District 9	
Chairman	
Maria Cruz	Mimi Moffat
Henry Rodriguez	Pete Vallone
Rollette Schreckenghost	

1. 1:00 PM Board Room – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-08-024:** The request of Drury Southwest, Inc., to appeal the decision of the Director of Development Services Department to follow the Board of Adjustment's recommendation in Case A-08-024 to uphold the Chief Sign Inspector's decision to issue to stop work order for the reconstruction of an on-premise free-standing pole sign, and the interpretation of Chapter 28 Section 245 by the Chief Sign Inspector that the reconstruction of an on-premise freestanding sign cabinet from a nonconforming sign, without first obtaining the proper approvals, resulted in the termination of nonconforming rights to the sign, 8818 Jones Maltsberger.
5. **A-08-058:** The request of Rebeca A. Finnerty/Gary L. Baker, for a 2-foot variance from the Unified Development Code Standard that a front-yard fence shall not exceed 4-feet in height in order to erect a 6-foot tall front yard fence, 357 West Mayfield.

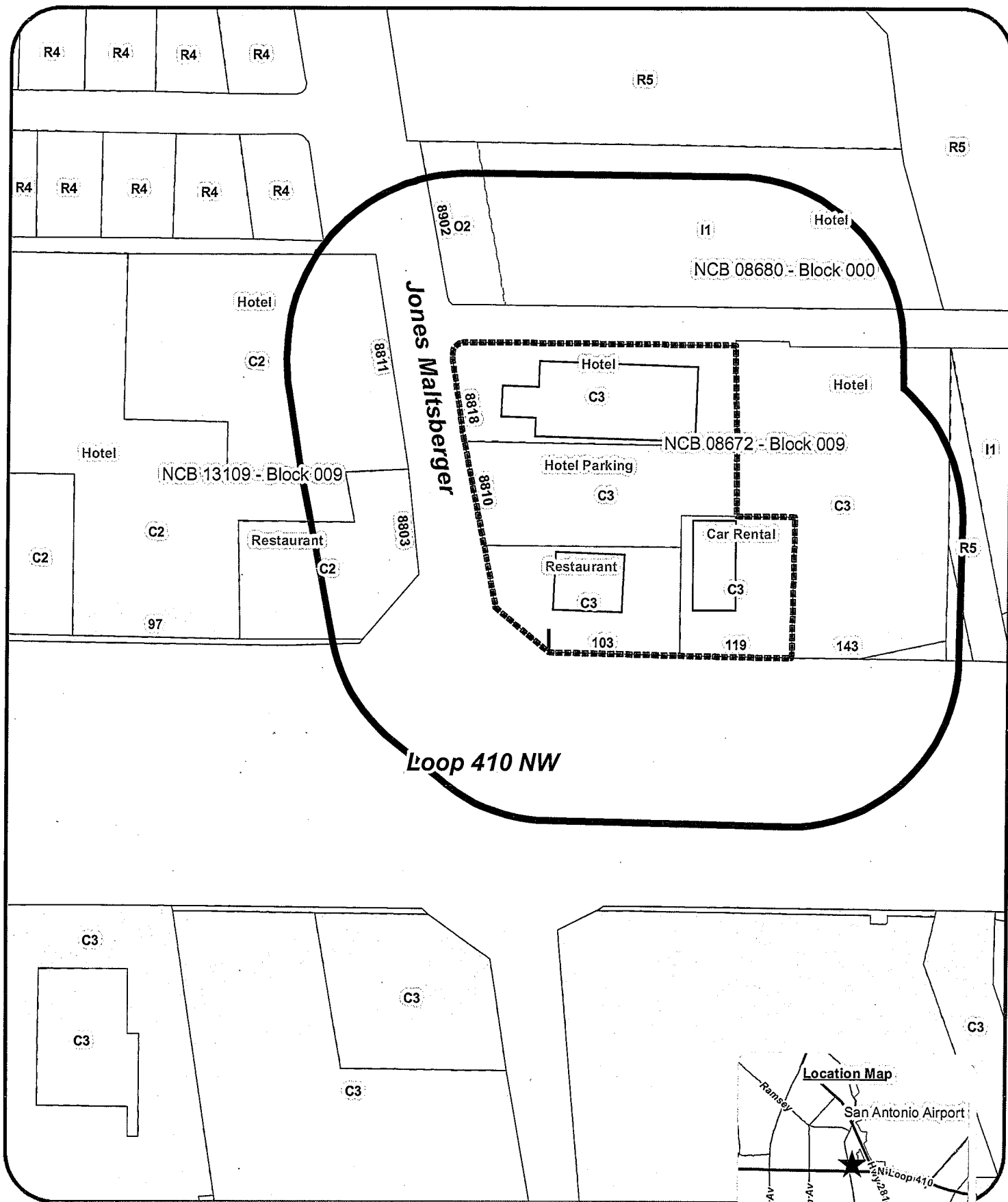
6. **A-08-060:** The request of DOR, L.L.C., for a 10-foot variance from the Hill Country Gateway Corridor District Plan Requirement that a minimum 60-foot front setback be maintained for properties along IH-10 in order to allow a structure to be built 50-feet from the front property line, 15000 Block of I.H. 10 West Access Road (6.702 acres out of NCB 14882).
7. **A-08-061:** The request of Sandra Soria, for a Special Exception to relocate a residential structure from 2432 South Loop 410 West to 6543 Marcum Drive, 6543 Marcum Drive.
8. Approval of the minutes from the regular meeting on April 21, 2008.
9. Staff Report.
10. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
11. **Adjournment**

Note: The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: www.sanantonio.gov/dsd

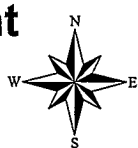
At any time prior to the meeting, you may contact a case manager at 207-6944 to check the status of a case.

Accessibility Statement



This meeting is wheelchair accessible. The accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located in front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Board of Adjustment
Notification Plan for
Case A-08-024



Legend

Subject Property 
 200' Notification Buffer 



Scale: 1" approx. = 150'
 Council District 9

Produced by the City of San Antonio
 Development Services Department
 (12/06/2007)

Board of Adjustment - Case No. A-08-024

May 19, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM **Monday, May 19, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Drury Southwest, Inc.
The south 73.23 feet of Lot 37, Block 9, NCB 8672
8818 Jones Maltsberger Road
Zoned: “C-3” Commercial District

The applicant is appealing the decision of the Director of the Development Services Department to follow the Board of Adjustment’s recommendation in Case A-08-024 to uphold the Chief Sign Inspector’s decision to issue a stop work order for the reconstruction of an on-premise free-standing pole sign, and the interpretation of Chapter 28- Section 245 by the Chief Sign Inspector that the reconstruction of an on-premise freestanding sign cabinet from a nonconforming sign, without first obtaining the proper approvals, resulted in the termination of nonconforming rights to the sign.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

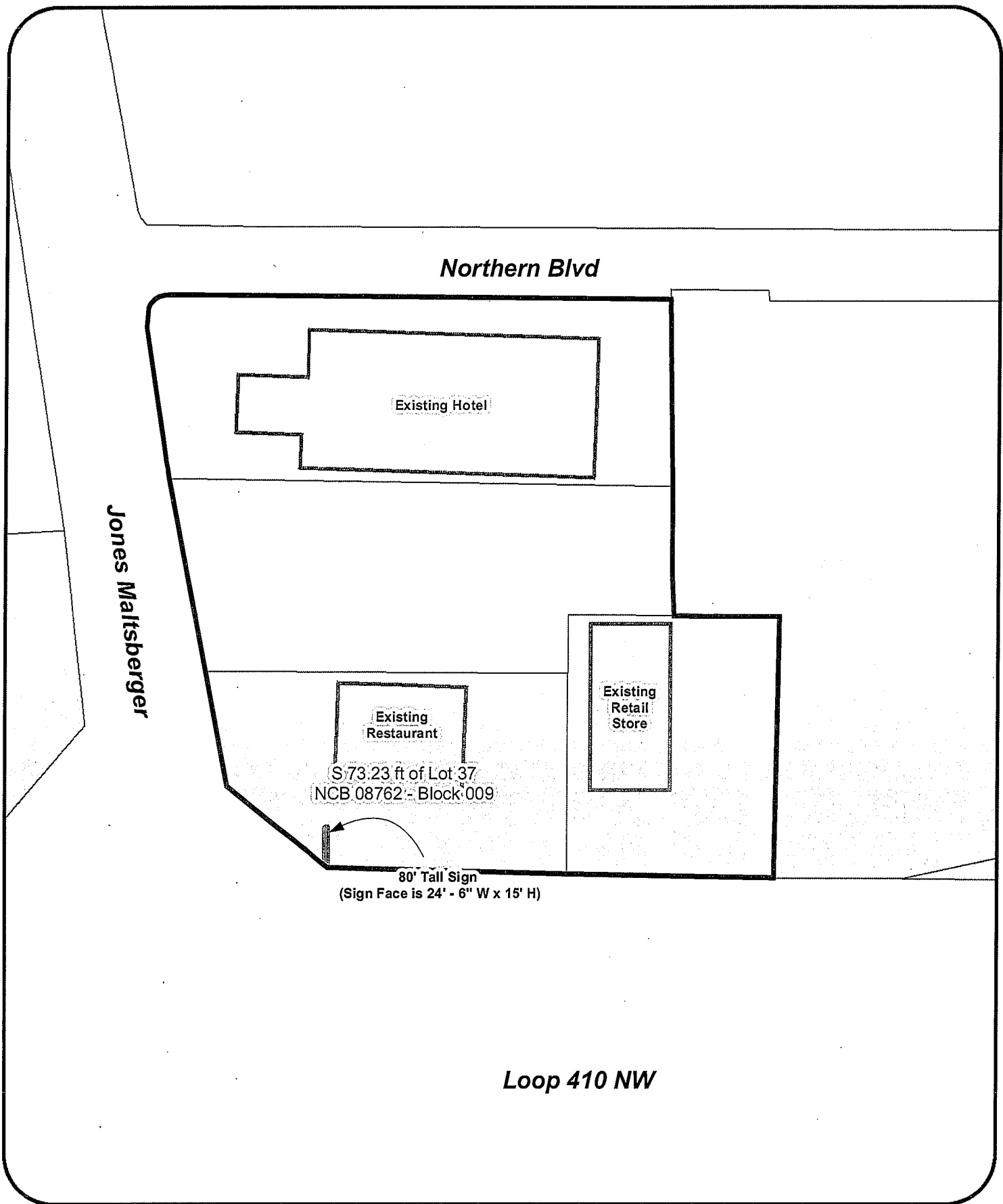
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

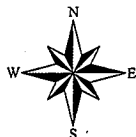
() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-024



Board of Adjustment
Plot Plan for
Case A-08-024



Scale: 1" approx. = 80'
Council District 9

8818 Jones Maltzberger

Produced by the City of San Antonio
Development Services Department
(12/05/2007)

CASE NO: A-08-024

Board of Adjustment – May 19, 2008

Applicant: Drury Southwest, Inc.

Owner: Auburn Investments Inc.

Request(s): The applicant is appealing the decision of the Director of the Development Services Department to follow the Board of Adjustment's recommendation in Case A-08-024 to uphold the Chief Sign Inspector's decision to issue a stop work order for the reconstruction of an on-premise free-standing pole sign, and the interpretation of Chapter 28 Section 245 by the Chief Sign Inspector that the reconstruction of an on-premise freestanding sign cabinet from a nonconforming sign, without first obtaining the proper approvals, resulted in the termination of nonconforming rights to the sign

Legal Description: The south 73.23 feet of Lot 37, Block 9, NCB 8672

Address: 8818 Jones Maltsberger Road

Zoning: "C-3" Commercial District

Existing Use: Hotel/Motel

Neigh. Assoc: None

Neigh. Plan: None

Sections of the City Code justifying this request:

28-246 Appeals and variances to Article IX of Chapter 28 of the City Code: Any decision based on an interpretation of Article IX made by the Chief Sign Inspector may be appealed to the Board of Adjustment. After hearing the parties, the Board shall make a recommendation to the Director of Development Services to either uphold or to modify the inspector's decision.

28-247 Variance and Appeals Procedures: Any person requesting to appeal a decision of the director of Development Services shall submit a written request.

35-481 Appeals to the Board of Adjustment: Any person aggrieved by the decision of an administrative official may appeal that decision to the Board of Adjustment.

Background: The subject property is located on the eastside of Jones Maltsberger Road and is occupied by a hotel. Commercial and office zoning and uses surround the subject property. An existing on-premise free-standing pole sign is oriented to the northeast corner of the Northeast Loop 410 access road and Jones Maltsberger Road. Expressway standards apply to the property allowing for a 50 foot tall sign with a total of 375 square feet of sign face area. The pole sign in question is 80 feet tall and supports one sign cabinet. The applicant received a permit requesting to reface the existing nonconforming sign cabinet. The Chief Sign Inspector later issued a stop-work order for the reconfiguring of the on-premise free-standing pole sign based on the Inspector's interpretation of Section 28-245(1), which states that freestanding pole signs that are nonconforming may be only be refaced and/or have general maintenance performed as defined in this chapter. Section 28-6 of the Sign Code states that *Reface*, as it pertains to on-premise signs, is defined as *replacing, restoring, repainting or repairing the existing advertising sign face area which is attached, annexed, or supported*

from the sign cabinet and/or main structure. This definition does not include any rebuilding, reconstruction or reconfiguration of the existing sign cabinet and/or existing support structure.

The Board first considered this case at the December 17, 2007 public hearing, at which time the Board upheld the decision of the Chief Sign Inspector. Thereafter, the Director of the Development Services Department met with the applicant (as required in Section 28-246) to consider the decision of the Chief Sign Inspector and the recommendation of the Board. At this meeting, the Director, having taken into consideration the recommendation of the Board, upheld the Chief Sign Inspector's decision. The next step of the appeals process, as required by the Sign Code, is for the applicant to appeal the decision of the Director of Development Services, which is the subject of this case. Initially, the Board considered and dismissed this case at the March 17, 2008 public hearing.

Recommendation: The reconfiguration of the sign cabinet from the original shape resulted in the loss of previously held nonconforming rights to the sign. The loss of nonconforming rights prevents the reestablishment of the pole sign to its previous condition or any alteration thereafter without conforming to the current sign and billboard standards. The applicant has not provided convincing evidence that the Director of the Development Services Department erred in the decision to concur with the recommendation of the Board of Adjustment to uphold the Chief Sign Inspector's decision to issue a stop work order for the reconstruction of an on-premise free-standing pole sign, and the interpretation of 28-245 by the Chief Sign Inspector that the reconstruction of an on-premise freestanding sign cabinet from a nonconforming sign, without first obtaining the proper approvals, resulted in the termination of nonconforming rights to the sign. Staff recommends that the Board **uphold** the decision of the Director of the Development Services Department.

Case Manager: Mike Farber, Planner (210) 207-3074

David Simpson, Chief Sign Inspector (210) 207-8289

**Board of Adjustment
Application for Appeal of Sign Regulations**

Date 3-17-08

Received by: _____

Applicant Kevin Whitfield Firm Drury Southwest

Mailing Address 11331 Coker Loop East Phone No. 210-490-4779

Property Owner's Name Drury Southwest Project Name Best Western Sign

Project Address 8818 Jones Maltzberger Rd.

Legal Description Lot 34 Block 9 NCB 8072 Zoning C3

Type of Appeal (a) Request for variance Article IX, Chapter 28 (Filing Fee \$300.00)
(b) Interpretation of Article IX, Chapter 28 (Filing Fee \$150.00)

Section(s) of Article IX, Chapter 28 being appealed _____

State Specific appeal: The decision of the director of development services to uphold the chief sign inspectors decision to revoke the permit of the existing sign. This relates to the commentary of Sec 2-245 of 28-247

Reason for Appeal (state specific hardship if requesting appeal for variance).

The appeal is based on the director's decision to uphold the Chief Sign Inspector's decision that the work does not comply with the commentary of the ordinance. We believe it does comply with the letter intent and spirit of the ordinance.

Charles Edens
Applicant's Signature

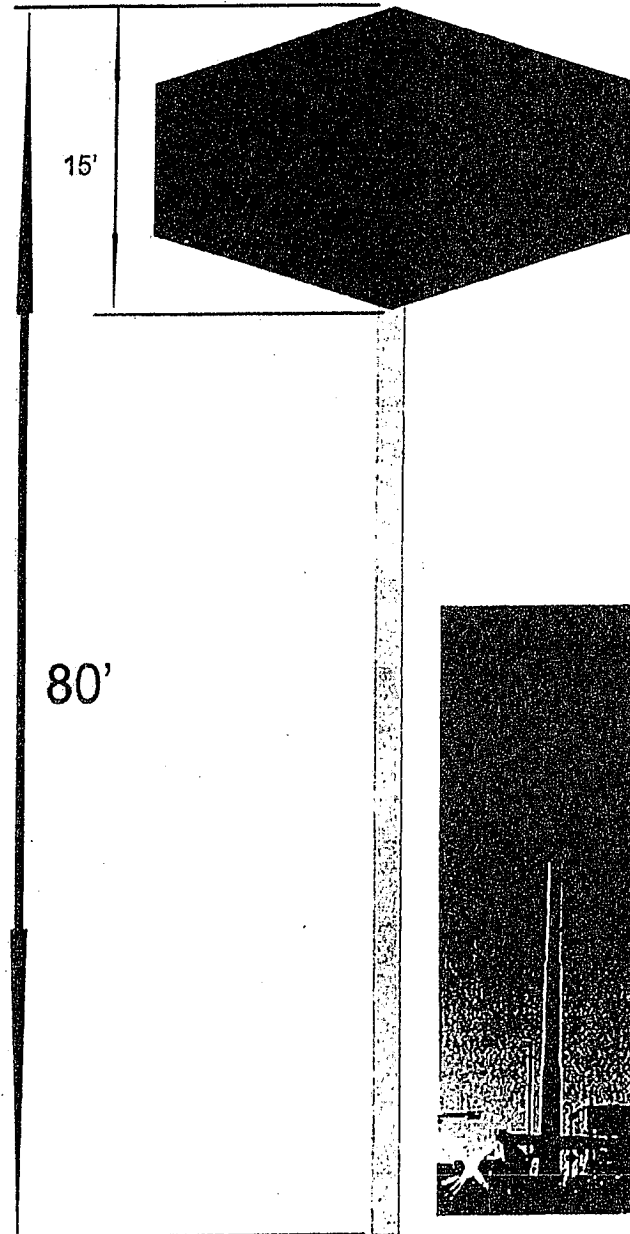
Complete if applicable.

I hereby authorize Charles Edens of Edens, Inc

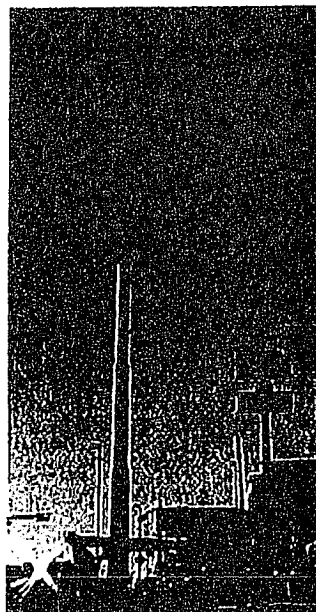
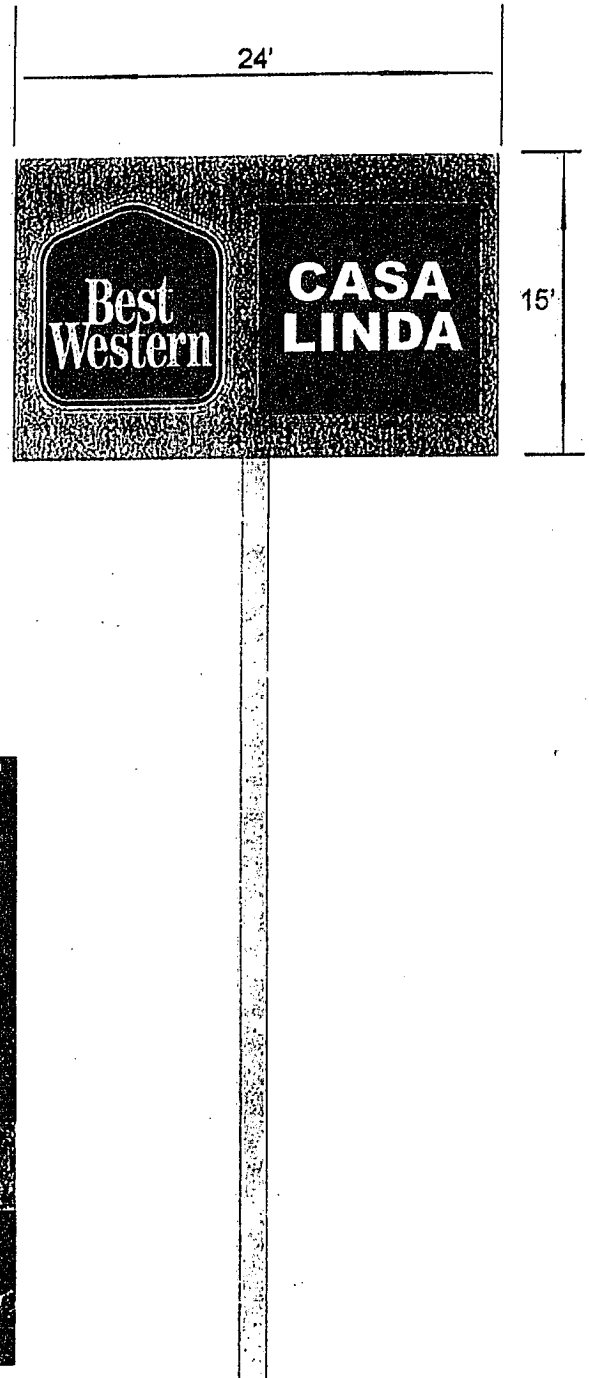
located at 8634 Crownhill #2 to represent me in matters pertaining to this case.

Kevin Whitfield
Owner's Signature

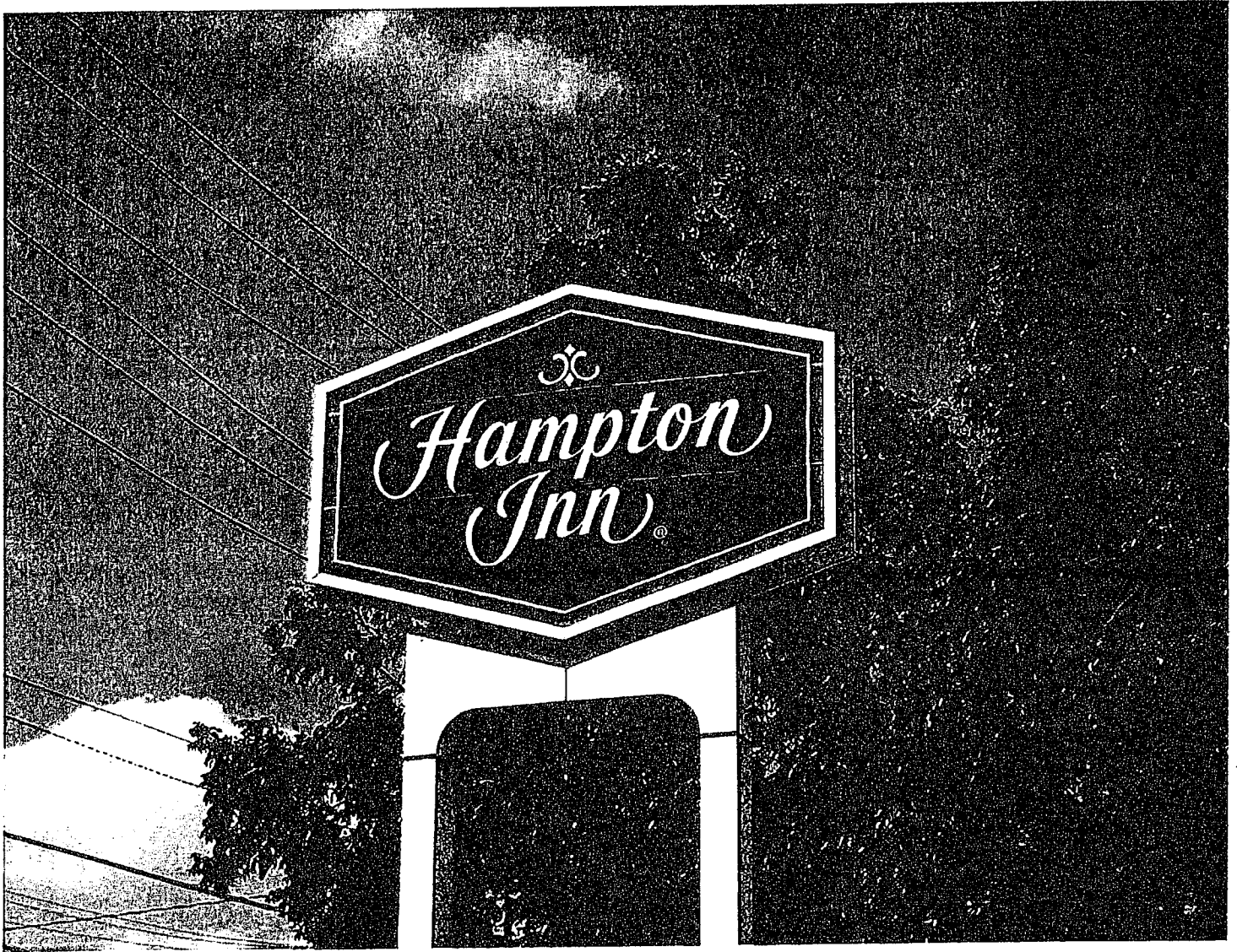
EXISTING
SIGN



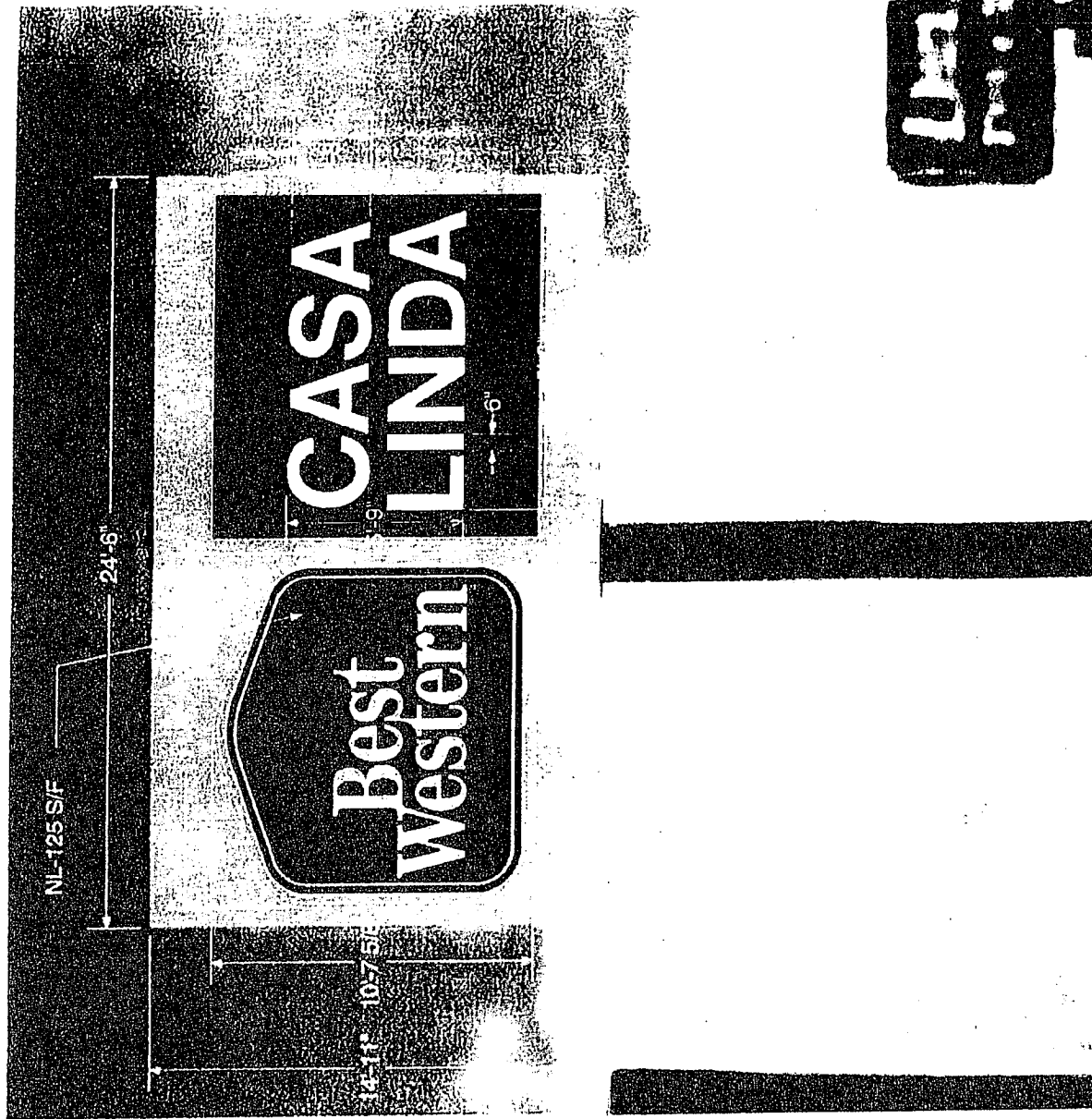
NEW FACES ON
EXISTING SIGN



LARRY DOUGLAS LIGHTING * SIGN	CASA LINDA BESTWESTERN
	8818 JONES MALTSBERGER



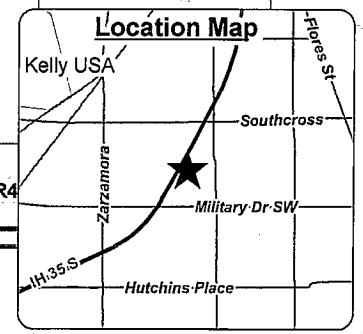
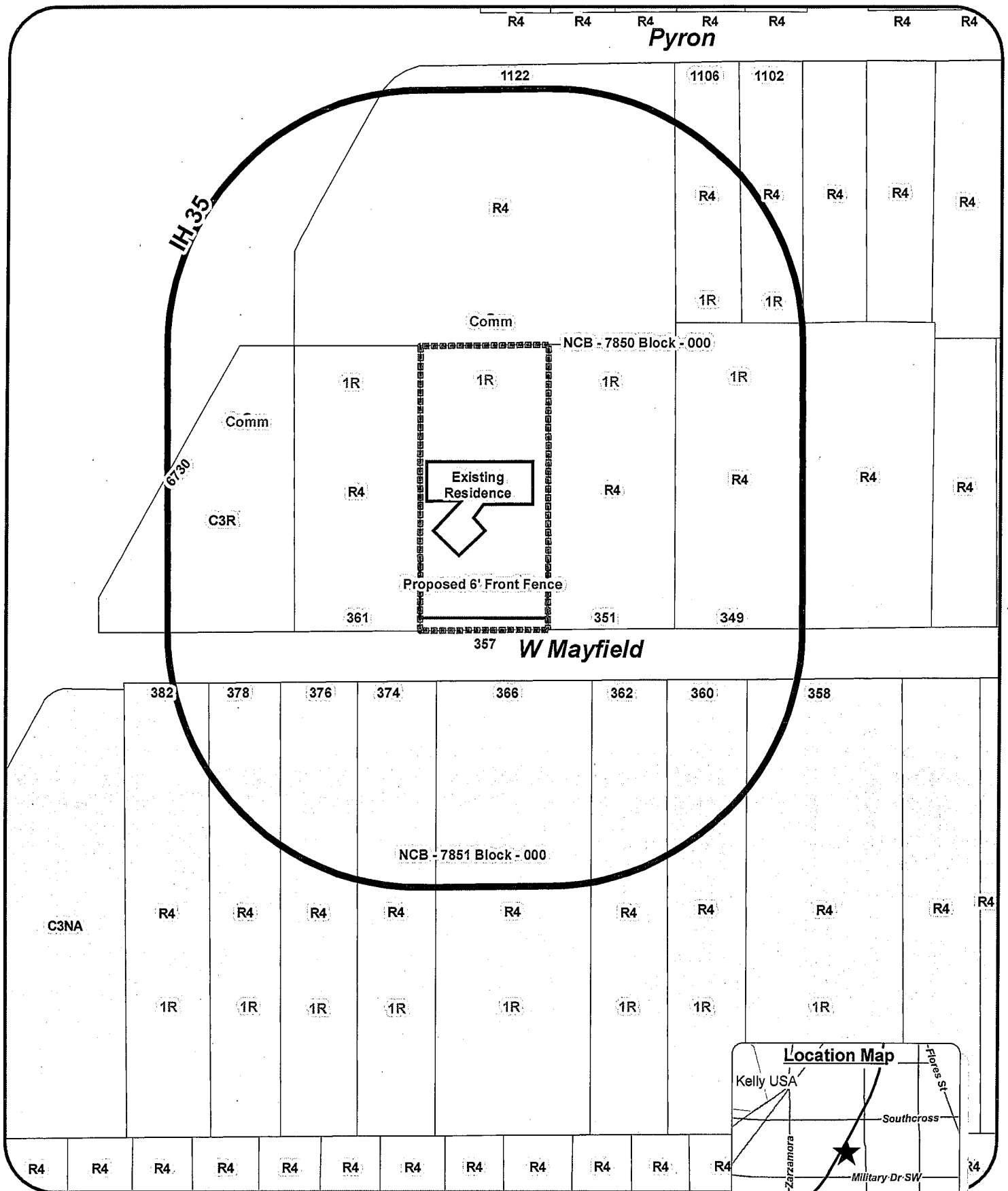
BW COLOR SPECS			3M vinyl for plastic
Color	Lacryl	PLAS FOR PRINT	
Grey	L8-0000	Cool 10	V5 3762
Yellow	L8-0000	803	VT 3728
Red	L8-0000	485	VT 5567
Blue	L8-0000	288	VT 3629
Grey Cabinet			



- (2) NL-125 S/F
- (2) Sets of Individual Compact Fluorescent letters
- Size of the letters: 2' 8 3/8"
- 6" Stroke
- White UV Polycarbonate faces

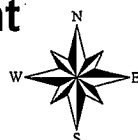
1586 Highmeadows Way Cedar Hill, TX 75104 Tel (972) 972-283-7446 email: dualite@duallite.com	Item: BW	Address: BW Casa Linda, San Antonio, TX
Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Approved:	Scale: 3/16" = 1'-0"
		Date: 03/13/06
		Sketch: Linda15.ai

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Board of Adjustment

Notification Plan for
Case A-08-058



Legend

Subject Property
200' Notification Buffer

Scale: 1" approx. = 80'
Council District 4

Produced by the City of San Antonio
Development Services Department
(05/01/2008)

Board of Adjustment - Case No. A-08-058

May 19, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM **Monday, May 19, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Rebecca A. Finnerty/Gary L. Baker
The South 216 feet of Lot 441, NCB 7850
357 West Mayfield
Zoned: “R-4” Residential Single-Family District

The applicant is requesting a 2-foot variance from the Unified Development Code Standard that a front-yard fence shall not exceed 4-feet in height in order to erect a 6-foot tall front yard fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

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Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-058

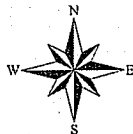
Prtl Lot 216, NCB - 7850

Existing
Residence

Proposed 6'
Front Fence

W Mayfield

Board of Adjustment
Plot Plan for
Case A-08-058



Scale: 1" approx. = 40'
Council District 4

357 W Mayfield

Produced by the City of San Antonio
Development Services Department
(05/01/2008)

CASE NO: A-08-058

Board of Adjustment – May 19, 2008

Applicant: Rebecca A. Finnerty/Gary L. Baker

Owner: Rebecca A. Finnerty/Gary L. Baker

Request(s): A 2-foot variance from the Unified Development Code Standard that a front-yard fence shall not exceed 4 feet in height in order to erect a 6-foot tall fence within the front yard.

Legal Description: The south 216 feet of Lot 441, NCB 7850

Address: 357 West Mayfield

Zoning: "R-4" Residential Single-Family District

Existing Use: Single-Family Residence

Neigh. Assoc: None

Neigh. Plan: South Central Neighborhood Plan

Section of the City Code from which this variance is requested:

35-514 Fences: No open fence in a single-family residential district shall exceed a height of 4 feet in the front yard.

Background: The subject property is located in an established residential neighborhood and contains a single-family residence. The subject property is located mid-block on the north side of West Mayfield, between Commercial Avenue to the east and IH-35 South to the west. "R-4" zoning and uses, including single-family homes and a public library to the north surround the subject property. The applicant is requesting a variance in order to erect a 5-foot tall front yard fence with a 6-foot tall arched gate at the entrance to the driveway.

Recommendation: The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. In addition, fence height in front yards is limited because the presence can detract from the streetscape and pedestrian friendliness of a neighborhood. There appear to be no unique features to this particular property which would warrant the presence of the requested fence. The neighborhood in which the subject property is located consists of single-family homes, none of which appear to have fences taller than 4 feet in height, thus possibly negatively affecting the aesthetic quality of the neighborhood. Staff therefore recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM**

CASE INFORMATION

Case #: **A-08-058**

Property Address: 357 W. Mayfield

Zoning: R-4

Hearing Date: 05/05/08

Type / Scope of BOA Request:

A variance from the 4' fence height limit to allow for an existing 6' fence in front yard

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): None

Neighborhood or Community Plan: South Central San Antonio Community Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or n/a): n/a

ANALYSIS STATEMENT

The subject parcel is designated Low Density Residential land use in the South Central San Antonio Community Land Use Plan. Low density residential land use is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character.

Standards for fences are not specifically addressed in the South Central San Antonio Community Plan, however; there are several goals that refer to maintaining neighborhood character. There do not appear to be any extenuating topographical constraints or similar issues related to the applicant's parcel which would warrant a variance from current UDC regulations.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____

Deny Request X

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

Date Review Completed: April 14, 2008

35'
RESSWAY
uka Pan Am Expressway)
(N29°34'30"E 228.16')
N29°34'30"E 228.16'

LOT 442A

(N90°00'00"E 241.59')
N90°00'00"E 242.13'

LOT 439-C

LOT 440
64,549 SQ.FT.
1.482 ACRES

ASPH.

ASPH.

ONE STORY
SIDING & WOOD

House

Ext Fence

Drive Way

GATE

N90°00'00"W 151.80'
(N90°00'00"W 151.80')

(N00°00'00"E)
N00°00'00"E
5.00'
(5.00')

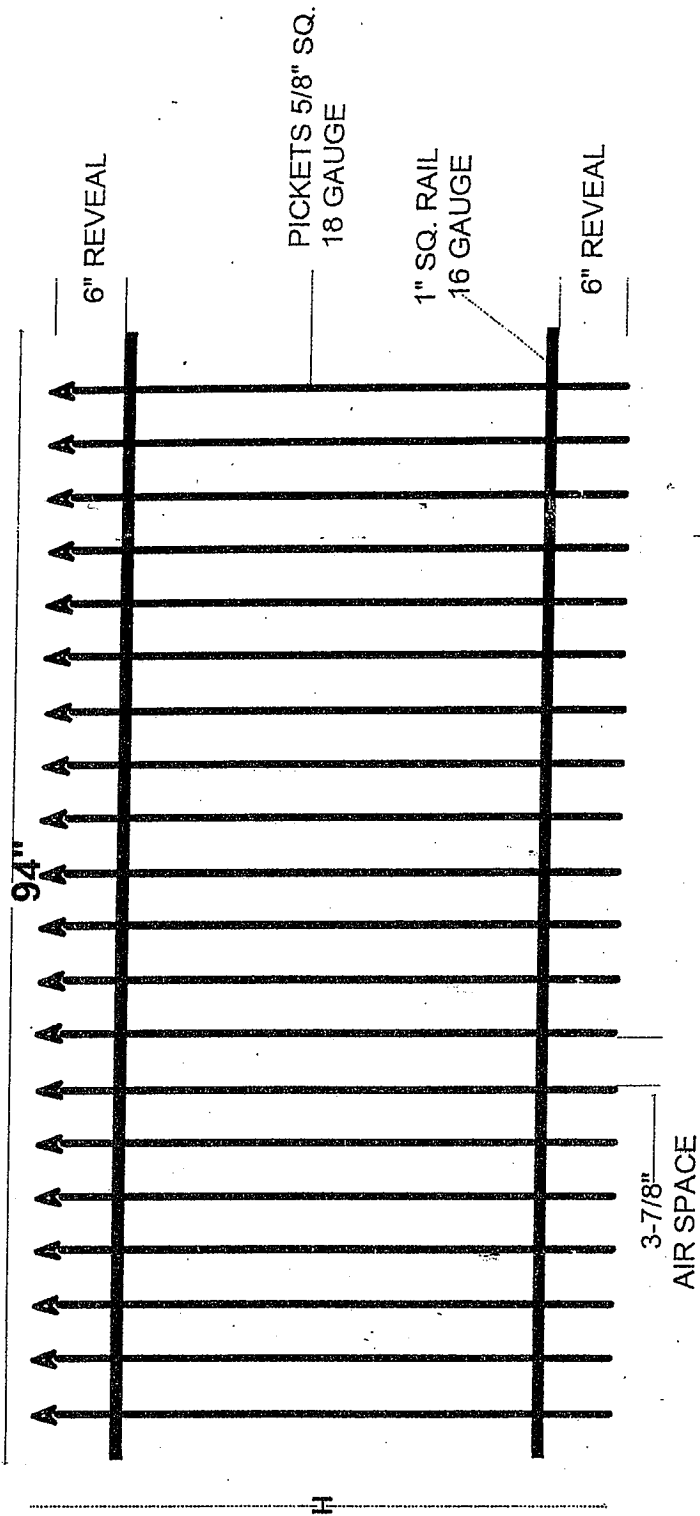
S89°55'28"W 202.62'
(S90°00'00"W 202.40')

S00°00'00"W 215.50'
(BEARING BASIS 215.77')

LOT 442

MAYFIELD BLVD.
(55' R.O.W.)

STYLE H

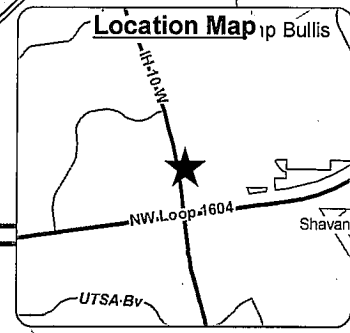


Panel Height (H)
 34"
 46"
 58"
 70"
 82"
 94"

FULLY WELDED CONSTRUCTION
 100% GALVANIZED STEEL
 DIAMOND COAT POWDER COATING
 PICKETS 4-1/2" ON CENTER



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 512.219.5901
www.nwiron.com



Produced by the City of San Antonio
Development Services Department
(04/21/2008)

Board of Adjustment - Case No. A-08-060

May 19, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM **Monday, May 19, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – DOR, L.L.C.

6.702 acres out of Tract B, NCB 14882

Zoned: "C-3 ERZD GC-1" General Commercial Edwards Recharge Zone Hill Country Gateway Corridor Overlay District.

The applicant is requesting a 10-foot variance from the Hill Country Gateway Corridor District Plan Requirement that a minimum 60-foot front setback be maintained for properties along IH-10 in order to allow a structure to be built 50-feet from the front property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

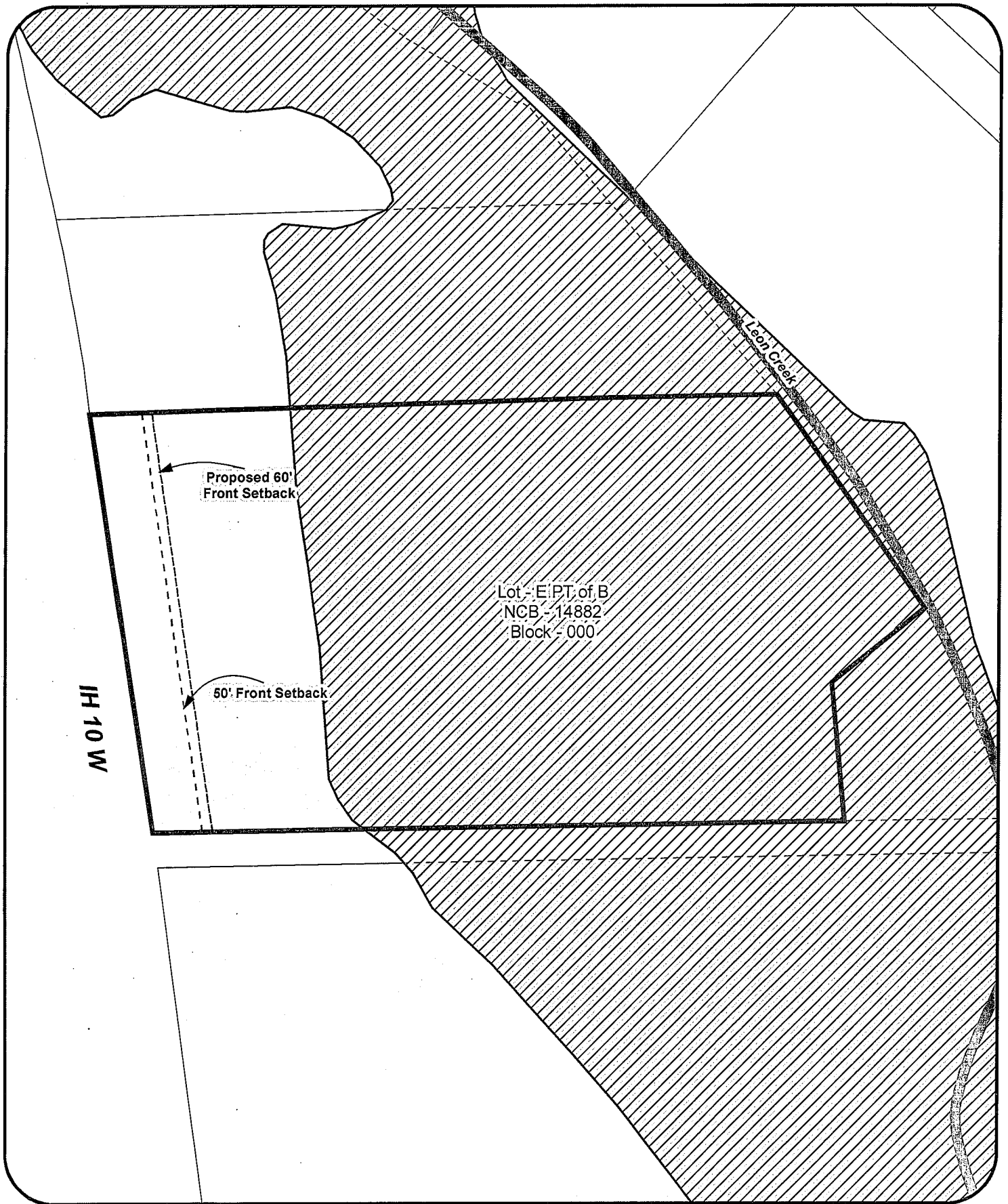
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

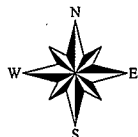
() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-060



Board of Adjustment
Plot Plan for
Case A-08-060



Scale: 1" approx. = 120'
Council District 8



FEMA 100 Year Floodplain

IH 10 W

Produced by the City of San Antonio
Development Services Department
(04/21/2008)

CASE NO: A-08-060

Board of Adjustment – May 19, 2008

Applicant: DOR, L.L.C.

Owner: DOR, L.L.C.

Request(s): The applicant is requesting a 10-foot variance from the Hill Country Gateway Corridor Overlay District requirement that a minimum 60-foot front setback be maintained for properties along IH-10 in order to allow a structure to be built 50 feet from the front property line.

Legal Description: 6.702 acres out of NCB 14882

Address: The 15000 block of I.H. 10 West

Zoning: "C-3 ERZD GC-1" General Commercial Edwards Recharge Zone Hill Country Gateway Corridor Overlay District.

Existing Use: Vacant

Neigh. Assoc: None

Neigh. Plan: None

Section of the City Code from which this variance is requested:

Hill Country Gateway Corridor District - Site Development Standards, Front and Side Yard Setbacks:

The minimum front building setback along IH-10 shall be sixty (60) feet as measured from the outer IH-10 right-of-way line.

Background: The subject property is located on IH-10 West, just north of North Loop 1604 West. The subject property is currently an undeveloped parcel that totals 6.702 acres; a significant amount of which is located in an existing floodplain. The subject property is zoned C-3 ERZD GC-1. A mixture of zoning surrounds this property, including MPCD ERZD GC-1; R-6 ERZD GC-1 and C-3 ERZD GC-1, all of which are undeveloped as well. The applicant is requesting a variance from the Hill Country Gateway Corridor District regulations in order to erect an office structure 50 feet from the IH-10 right-of-way.

Recommendation: The intent of the Overlay District Site Development Standards with regards to front setbacks is to protect and preserve areas of high visibility along the IH-10 corridor, as well as, maintain a more attractive, safer environment along the corridor. This lot does not appear to be characterized by any unique terrain features where literal enforcement of the 60-foot front setback requirement would result in unnecessary hardship. While the lot is situated largely in an existing floodplain, Staff does not believe that this fact alone would warrant the granting of the requested front setback variance.

It appears to Staff that this request is self-created, as demonstrated by the attached site plan, which has been designed to allow for a maximum amount of parking for the property. Other design alternatives should be explored that would enable the proposed office to comply with the Hill Country Gateway Corridor Development Standards, such as not providing for this large amount of parking for the proposed use. Additionally, the subject property sits over the Edwards Recharge Zone, where the applicant would be encouraged to limit impervious cover. It would appear that the requested variance would allow the applicant to provide for additional impervious cover, which would not be recommended for properties where runoff would recharge the aquifer. For these reasons, Staff recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUDICAMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-08-060

Hearing Date: May 19, 2008

Type / Scope of BOA Request:

Applicant is requesting 10-ft variance from the GC-1 requirement that a minimum 60-ft front setback be maintained for properties along IH-10 in order to allow a structure to be built 50-ft from the front property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association (name or n/a): n/a

Neighborhood or Community Plan (name or n/a): n/a

Neighborhood Conservation District (name or n/a): n/a

Corridor Overlay District (name or n/a): GC-1

ANALYSIS STATEMENT

The overall purpose of the corridor overlay districts is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the City's cultural, natural, historic and economic fabric. The intent of the 60-ft front setback is to create and maintain a more attractive, cohesive, and safe environment. This requirement also enhances public safety by reducing visual chaos and limiting distractions for motorists on IH-10.

The applicant is proposing to develop the subject property for a multi-story office use development. The parcel falls within the Edwards Aquifer Recharge zone and is in proximity to a flood plain. The applicant does point to topographical constraints that may limit the developable area of the parcel, but staff has not had the opportunity to review a more detailed set of plans that precisely delineate the magnitude of the constraint. The applicant has not met with staff at length to discuss possible design alternatives that could allow the applicant full development potential while at the same time meet UDC requirements. Given the environmental sensitivity of the parcel and the intent of the Gateway Corridor standards, it is recommended that the applicant meet further with staff to discuss the viability of potential alternatives to meet front setback requirements.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____

Deny Request XX

Alternate _____

Explain: _____

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles

Date Review Completed: 04/30/08



POZNECKI · CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING

METES AND BOUNDS DESCRIPTION FOR 6.702 ACRES OF LAND

6.702 acres of land out of the Paddock tract as shown on Minot Estates Subdivision, San Antonio, Bexar County Texas as recorded in Volume 980, page 386 of the Deed and Plat records of Bexar County, said 6.702 Acres of land being also known as tract "B", New City Block 14882 and being more particularly described as follows:

BEGINNING at an iron pin found on the east right of way line of the Interstate Highway 10 approximately 882 feet south from the southerly end of a cut-off at the intersection of said east right of way line of I.H. 10 and the south line of Nina Louise Drive.

THENCE N 88° 35' 52" E, 656.92 feet leaving said I.H. 10 and along the common line between this tract and tract "A" to an iron pin set for a corner of this tract;

THENCE S 34° 18' 00" E, 255.94 feet along the common line between this tract and lots 12 and 13 to an iron pin set for the most easterly corner of this tract;

THENCE along the common line between this tract and lot 11, the following calls:

S 52° 42' 00" W, 115.30 feet to an iron pin set for an interior corner of this tract;

S 03° 12' 00" E, 141.00 feet to an iron pin set on the north line of a proposed County Road right of way for the southeast corner of this tract;

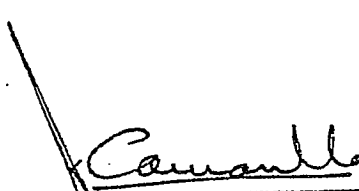
THENCE S 89° 21' 00" W, 657.77 feet along the north line of said proposed County Road to an iron pin set on the east line of I.H. 10 for the southwest corner of this tract, said pin being N 07° 25' 00" W, 926.48 feet along the east line of I.H. 10 from a found monument;

THENCE along the east line of I.H. 10 the following calls;

N 07° 25' 00" W, 161.70 feet to a found monument for a point of curvature;

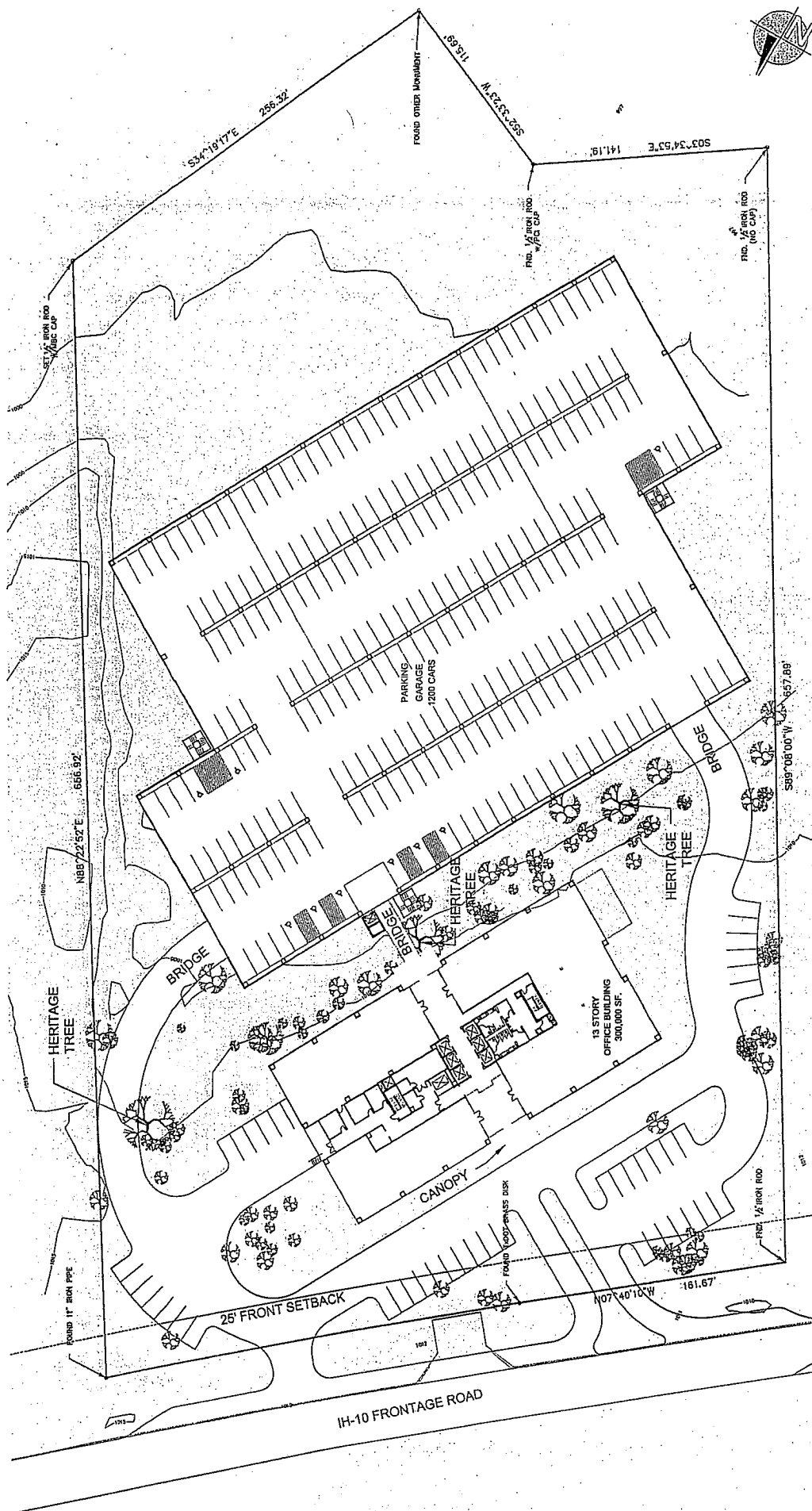
256.06 feet along a circular curve to the left having central angle of 02° 28' 00" and radius of 5947.65 feet to the point of BEGINNING and containing 6.702 acres of land.

Surveyed September 02, 1983


ADALBERTO CAMARILLO
Registered Public Surveyor
No. 3929

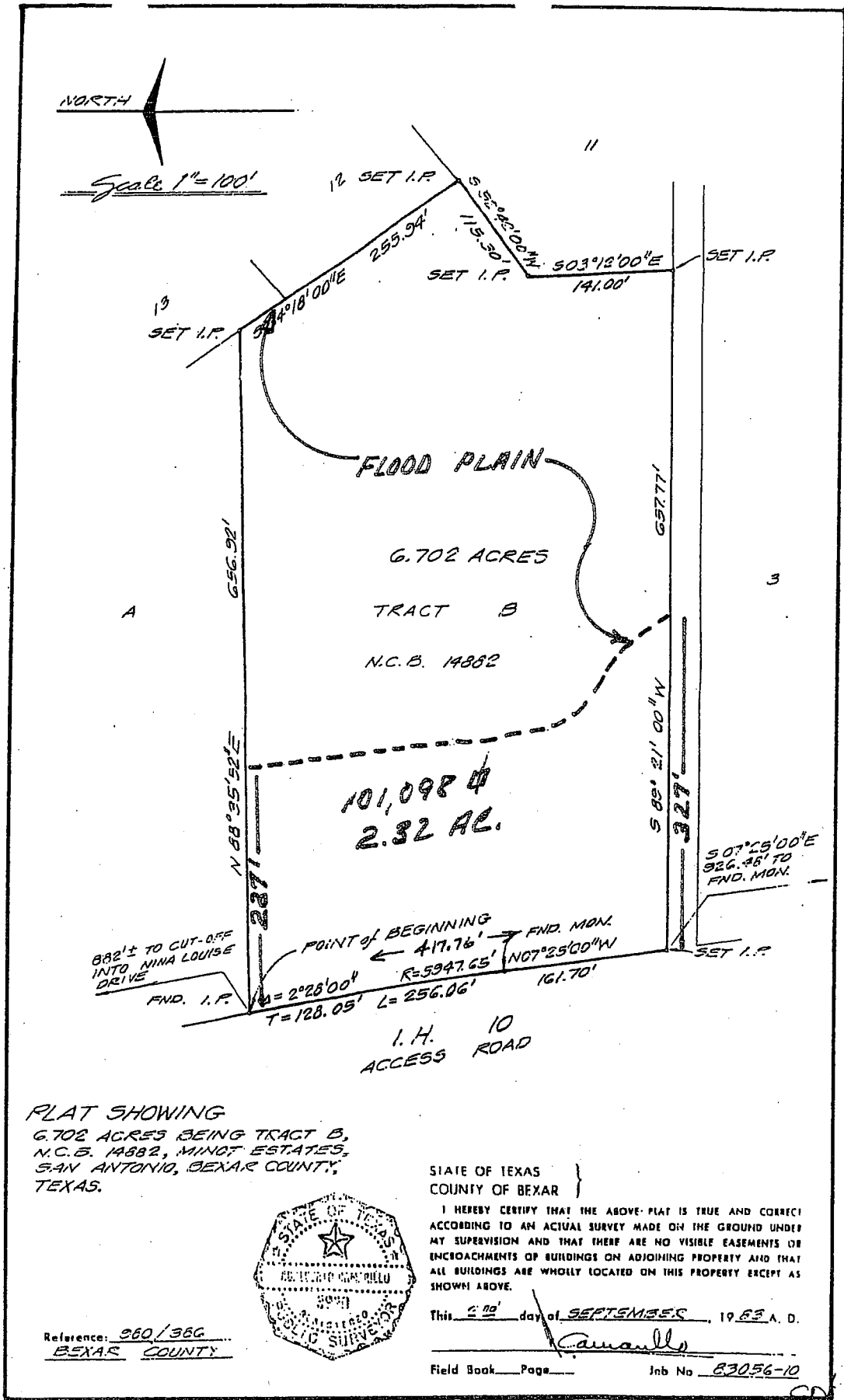
J.O. 83056-10

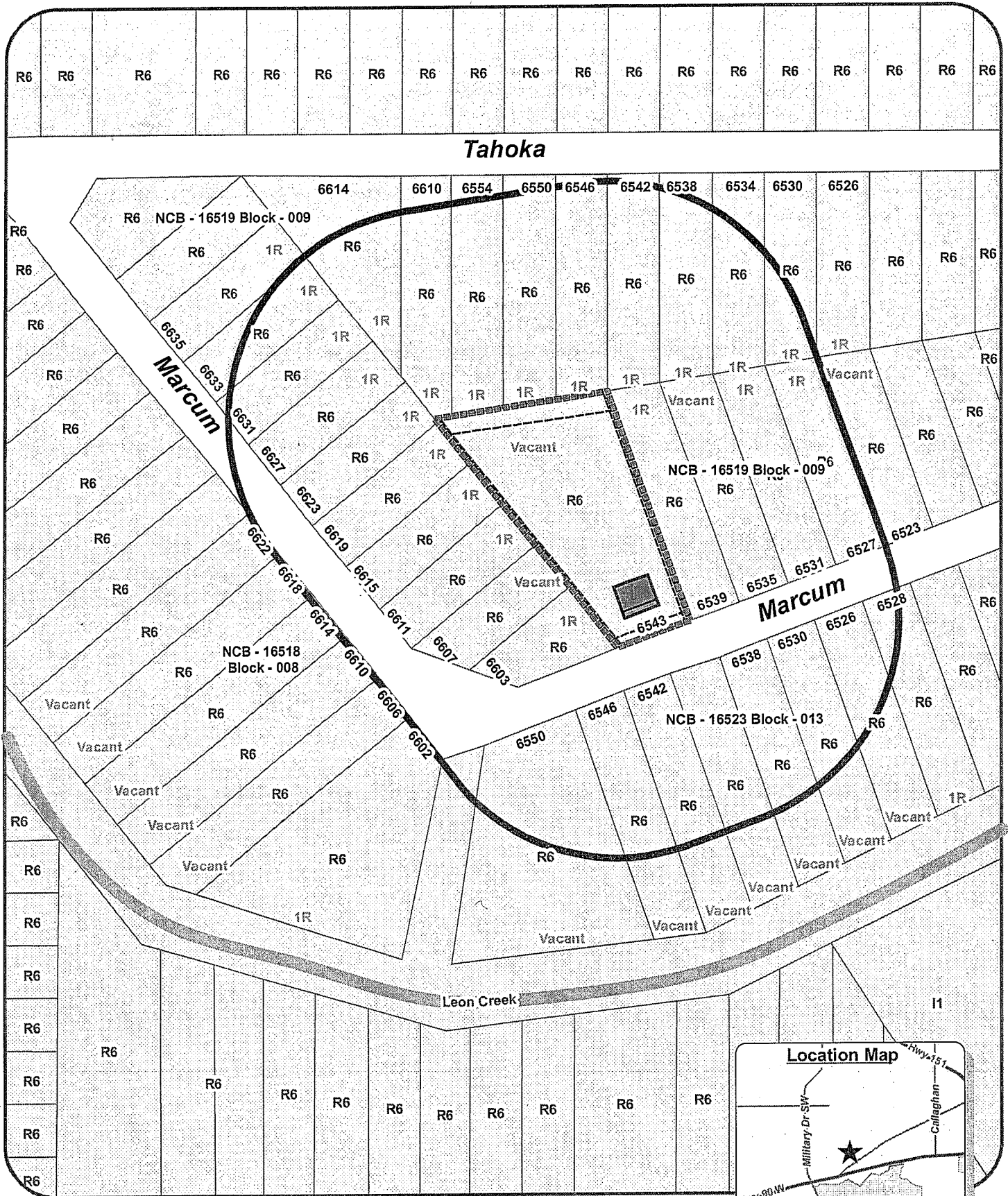
Handwritten initials 'CP'



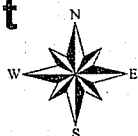
100 YEAR FLOOD PLAIN

Approximately 66% of the site is in the flood plain all at the rear of the property.



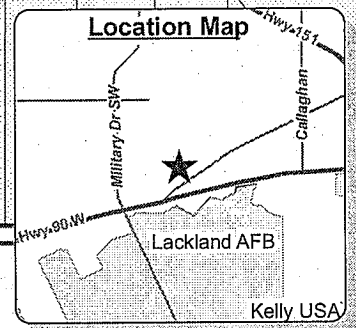


Board of Adjustment
Notification Plan for
Case A-08-061



Legend
 Subject Property [dashed line]
 200' Notification Buffer [thick dashed line]

Scale: 1" approx. = 120'
 Council District 6



Produced by the City of San Antonio
 Development Services Department
 (05/02/2008)

Board of Adjustment - Case No. A-08-061

May 19, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM **Monday, May 19, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Sandra Soria
Lot 29, Block 9, NCB 16519
6543 Marcum Dr.
Zoned: "R-6" Residential Single-Family District

The applicant is requesting a Special Exception to relocate a residential structure from 2432 South Loop 410 West to 6543 Marcum Drive.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

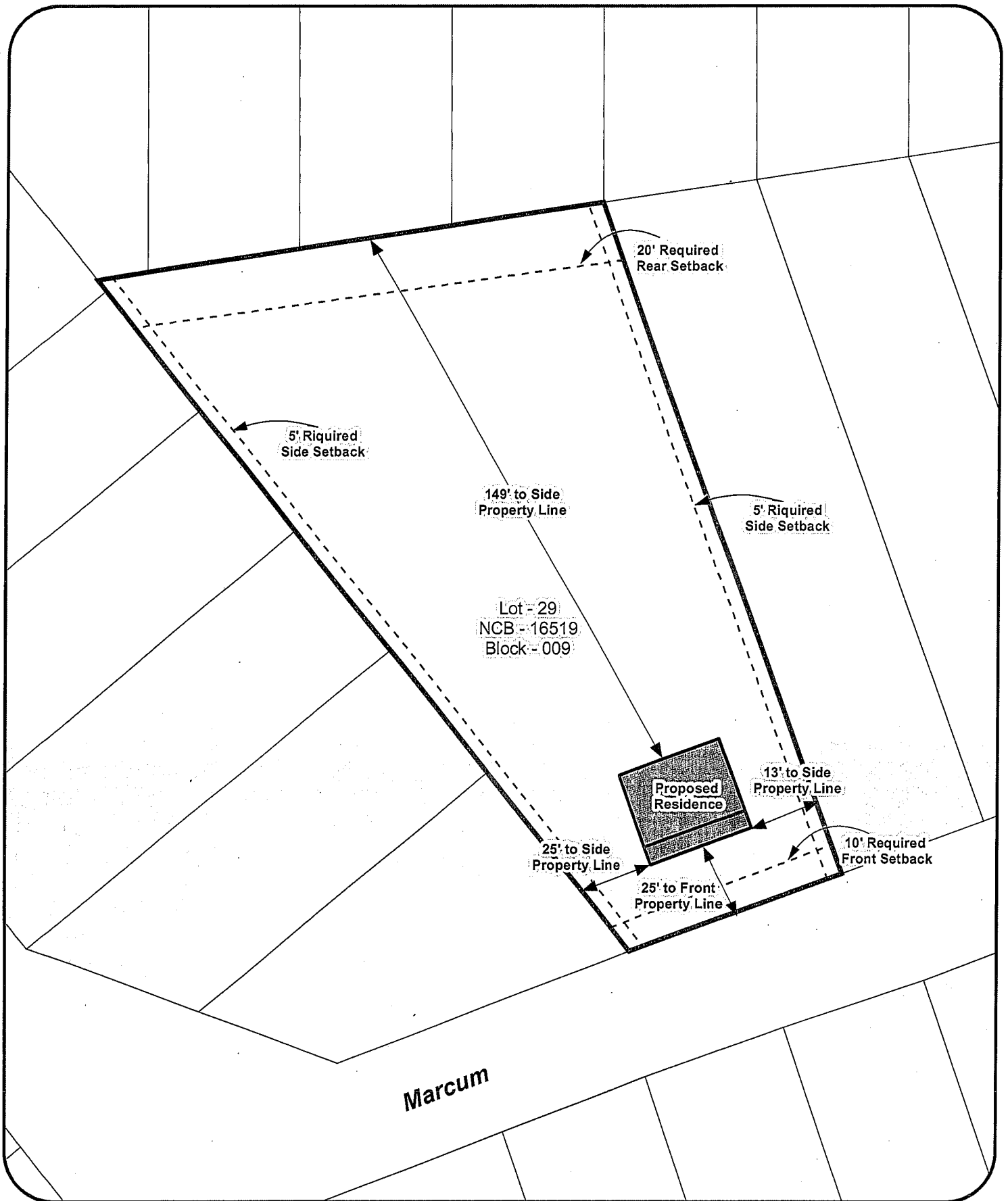
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

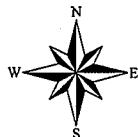
() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-061



Board of Adjustment
Plot Plan for
Case A-08-061



Scale: 1" approx. = 40'
Council District 6

6543 Marcum

Produced by the City of San Antonio
Development Services Department
(05/08/2008)

CASE NO: A-08-061

Board of Adjustment – May 19, 2008

Applicant: Sandra Soria
Owner: Sandra Soria
Request(s): A Special Exception to relocate a residential structure from 2432 South Loop 410 West to 6543 Marcum Drive
Legal Description: Lot 29, Block 9, NCB 16519
Address: 6543 Marcum Drive
Zoning: "R-6" Residential Single-Family District
Existing Use: Vacant
Neigh. Assoc: Cable-Westwood Neighborhood Association
Neigh. Plan: None

Section of the City Code from which this variance is requested:

35-399.03 Relocation of Buildings and Structures: The relocation of any residential building or structure shall not be undertaken unless and until a special exception is approved by the Board of Adjustment.

Background: The subject property (the lot to which the subject structure is proposed to be moved) is located in an established single-family neighborhood on the City's west side, inside of Southwest Loop 410, just north of Old US Highway 90 West. This lot is surrounded by single-family residential uses and vacant lots that are zoned "R-6". The structure is proposed to be used as a single-family dwelling. The structure appears to conform to the character of the block on which it is proposed to be moved.

Recommendation: The following attributes characterize the majority of existing single-family homes in the surrounding area (Proposed Relocation spreadsheet attached):

- Horizontal Siding (Wood or Synthetic Material)
- Gabled Roofs
- Covered Front Porches or Entryways with Doors that Face the Street
- Single Story Structures

Staff finds the structure proposed to be moved to be of a similar style and scale to the existing single-family homes in the immediate area. As a condition of this Special Exception request, the applicant has agreed to make all repairs necessary to bring the structure into compliance with all applicable City Codes within 90 days, as per Section 6-137 of the City Code. The structure appears to be in harmony with the residences in the surrounding neighborhood in terms of size, quality of construction, and age. Staff recommends **approval** of the Special Exception request.

Case Manager: Jacob Floyd, Planner (210) 207-8318

BOARD OF ADJUSTMENT

Special Exception for Relocation

Case #: A-08-061

Proposed Relocation
FROM: 2432 SW Loop 410
TO: 6543 Marcum Dr

Meeting Date:
May 19, 2008

Compatibility Standard	Existing Condition (6500 Block of Marcum)	Applicant's Proposed Condition
Lot Size	Range: 7500-16184 sf	28762 sf
Structure Age	Range: 1960-2006 Median: 1986 Average: 1983	40+ Years
Structure Size	Range: 682-1292 sf Average: 1056 sf	840 sf
Structure Height	Range: 1 story	1 story
Setbacks (Front)	Range: 18-35 ft	25 ft
Structure Width (front facade)	Range: 25-40 ft	35 ft
Garage/Carport Location & Setback	Primarily unimproved driveways	None Proposed
Front Entry, Porch, Walkway	Doors that face the street, most with covered porches or entryways	Door Faces Street; Open Front Porch
Windows (front facade)	Number: 2 or more Type: Vertically or Horizontally Hung	2 Vertically Hung
Building Materials	Exterior siding: Horizontal Siding-Wood or Synthetic, Brick in combination with siding Roofing: Composition Shingles	Horizontal Wood Siding Composition Shingles
Foundation Type	Concrete Slab	Concrete Piers

BOARD OF ADJUSTMENT
Special Exception for Relocation

Case #: A-08-061

Proposed Relocation
FROM: 2432 SW Loop 410
TO: 6543 Marcum Dr

Meeting Date:
May 19, 2008

Compatibility Standard	Existing Condition (6500 Block of Marcum)	Applicant's Proposed Condition
Roof Line/Pitch	Front, Side, and Cross Gabled, Simple Hipped and Cross Hipped/Low and Normal Slope	Side Gabled/Low Slope
Impervious Cover %		
Sidewalk Width/ Placement, Greenway	3' Sidewalks along the curb	None Proposed
Curb Cut & Driveway Width	Single width curb cut and concrete or unimproved driveway	None Proposed
Fencing	Some with 4-ft tall chain link	Existing 4-ft tall chain link

INSPECTOR'S REPORT

Structurally Sound to Be Moved:

☒ **YES**

☐ **NO**

1. FROM 2432 S LOOP 410 W 2. TO 6543 MARLUM

3. PRESENT USE: VACANT PROPOSED USE: RESIDENTIAL

4. BUILDING WIDTH: 24' LENGTH: 35' HEIGHT: 14' STORIES: 1

5. ROOF TYPE: SHED _____ GABLE ☒ HIP _____ OTHER _____ CONDITION FAIR

6. BUILDING CONDITION: GOOD _____ FAIR ☒ BAD _____ OUT OF PLUMB _____

7. SILLS: 4X6 UNDER SIZE: _____ OVERSPANNED _____ SUBSTANDARD _____ CONDITION FAIR
Size & span

8. 1ST FLOOR JOISTS: 2X8 UNDERSIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
Size & Span
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION FAIR

9. 2ND FLOOR JOISTS: N/A UNDERSIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
Size & Span
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION _____

10. STUDS: ① UNDERSIZE _____ OVERSPACED _____ SUBSTANDARD _____ BLOCKING _____ CONDITION _____
Size & Length

11. HEADERS: ① PROPERLY SUPPORTED _____ UNDERSIZE _____ CONDITION _____
Size & Length

12. PLATES: SINGLE ① DOUBLE _____ PROPER LAP _____ SUBSTANDARD _____ CONDITION _____

13. CEILING JOISTS: ① SUBSTANDARD _____ OVERPANNED _____ SPLICED _____ CONDITION _____

14. RAFTERS: ① SUBSTANDARD _____ OVERPANNED _____ BRACES _____ CONDITION _____
Size & span

15. EXTERIOR WALL COVERING: MATERIAL WOOD NEED PAINT Y NEEDS REPAIR NO CONDITION FAIR

16. INTERIOR WALLS: MATERIAL SHEETROCK NEED REPAIR YES NEED RECOVERING _____ CONDITION FAIR

17. ROOF SHEATHING: CONDITION FAIR NEED REPAIR NO NEED REPLACING NO

18. ROOF COVERING: MATERIAL SHINGLES CONDITION FAIR NEED REPAIR NO NEED REPLACING NO

19. PORCHES: NO. 1 NEED REPLACING YES 20. DOORS AND/OR WINDOWS: CONDITION FAIR

21. FLOOR CONDITION: FAIR 22. SANITARY FACILITIES: YES 23. KITCHEN FACILITIES YES

24. CEILING HEIGHT: 8' 25. FIRE DAMAGE: NO 26. NO. OF ACCESSORY BUILDINGS: 0

TYPE _____ CONDITION _____

27. IN YOUR OPINION WHAT IS THE AGE OF STRUCTURE: 40+ YEARS

REMARKS:

OK TO RELOCATE

APPROVED: _____ DISAPPROVED _____ RECOMMENDATION: _____

DATE INSPECTED: 5/5/08INSPECTOR: Ernest Matting



CONTRACTOR TO FIELD VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS, SO AS TO COMPLY
WITH ALL CODE REQUIREMENTS
FOR THE CITY OF SAN ANTONIO. COORDINATE ANY
CHANGES WITH SITE COORDINATOR FOR APPROVAL.

SHEET
1 OF 1

SITE PLAN

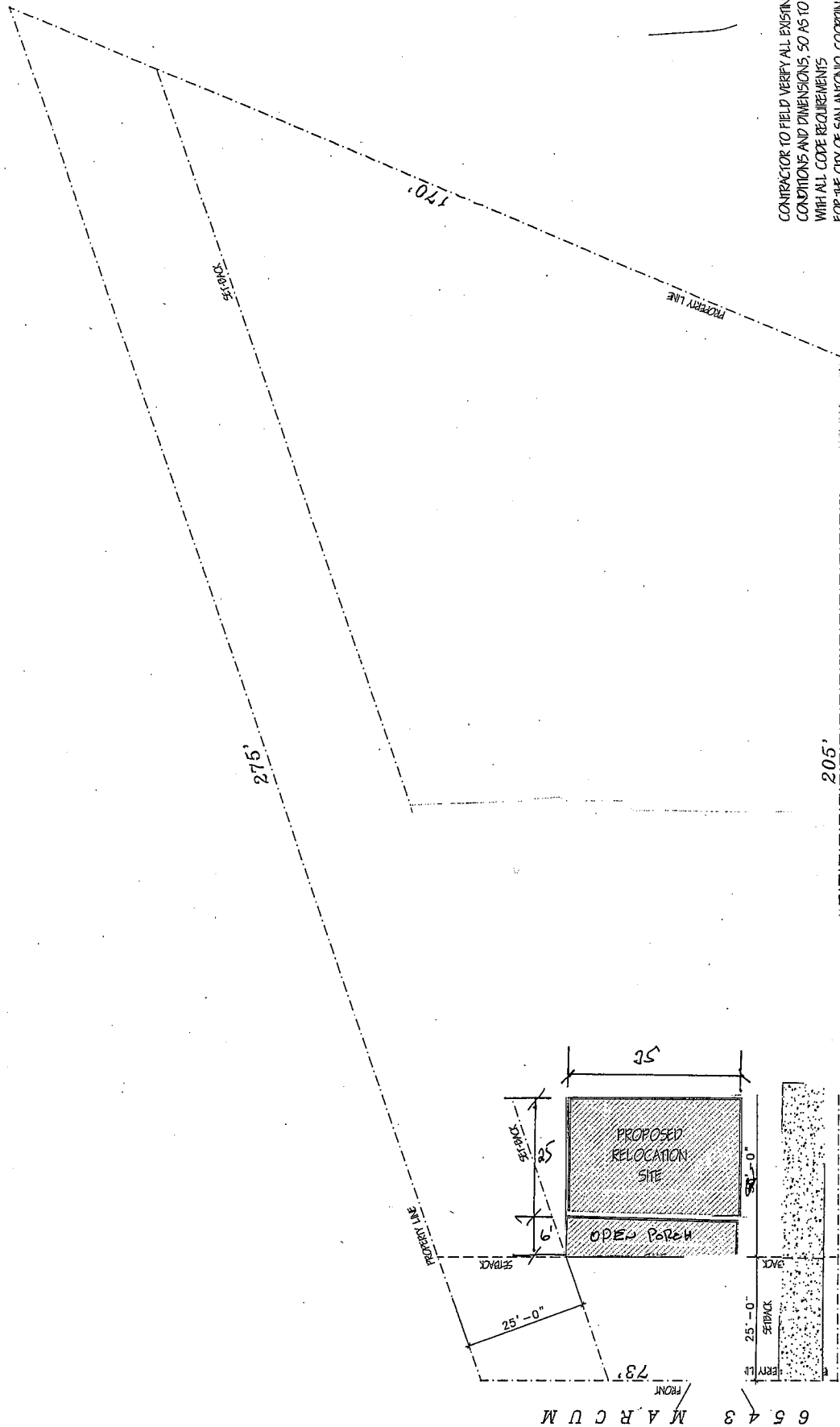
SCALE: 1"=200'-0"

NOTES AND REVISIONS

SCALE: AS NOTED
DRAWN BY: DG
DESIGNED BY: DG
CHECKED BY:
DATE: 04-18-08
JOB NUMBER:

DODSON
HOUSE MOVING

LOT: 29 BLOCK: 9 NCB: 16519
HOUSE RELOCATION
6543 MARCUM



6543 MARCUM